

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 6, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John B. Kelso, Lee District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:17 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Alcorn reminded the Commission that the Development Criteria Review Committee would meet again on Wednesday, December 12, 2001, at 7:30 p.m. in the Board Conference Room.

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Commissioner Alcorn announced his intention to take action on the Zoning Ordinance Amendment (Dry Cleaning Establishments) on Wednesday, December 12, 2001 and said he would be circulating draft text to the Commission prior to that time for their comment.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, RZ-2001-DR-013 AND SEA-97-D-038, (TRUSTEES OF) TEMPLE RODEF SHALOM, BE DEFERRED TO A DATE CERTAIN OF JANUARY 24, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch and Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON RZ/FDP-2001-PR-032, STANLEY-MARTIN HOMEBUILDING, LLC, BE DEFERRED TO A DATE CERTAIN OF JANUARY 10, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Koch and Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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Commissioner Byers, citing an advertising error, MOVED THAT THE PUBLIC HEARING ON S01-1V-LP1, OUT-OF-TURN PLAN AMENDMENT (MOUNT VERNON), BE DEFERRED INDEFINITELY.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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PCA-85-S-013-3 - SULLY STATION, LLC
PCA-84-S-027-6 - SULLY STATION, LLC
FDPA-84-S-027-4 - SULLY STATION, LLC
SE-01-Y-040 - SULLY STATION, LLC (Decisions Only)

(The public hearing on these applications was held on December 5, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-S-013-03 AND PCA-84-S-027-06, SUBJECT TO THE EXECUTION OF PROFFERS DATED DECEMBER 5, 2001.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-Y-040, SUBJECT TO THE APPROVAL OF PCA-85-S-013-03 AND PCA-84-S-027-06 AND THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 6, 2001, WITH THE DELETION OF THE WORD "EMERGENCY" IN CONDITION NUMBER 11.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-84-S-027-4, SUBJECT TO THE APPROVAL OF PCA-85-S-013-03 AND PCA-84-S-027-06, SE-01-Y-040, AND THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 5, 2001.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF THE MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENTS AS PREVIOUSLY ADOPTED UNDER PCA-84-S-027-03.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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FS-M01-62 - SPRINT PCS - 6560 Braddock Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSED TELECOMMUNICATIONS FACILITY, TO BE INSTALLED ON THE EXISTING STADIUM FIELD LIGHT MONOPOLE IN A MANNER WHICH HAS LESS VISUAL IMPACT ON NEARBY RESIDENTIAL PROPERTIES THAN A NEW POLE, BE FOUND IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-2001-PR-020 - ROSETTA BROOKS
2. FDPA-C-220-5 - LLC INTERNATIONAL
2232-D01-4 - LLC INTERNATIONAL
3. 2232-H01-14 - SPRINT PCS

This order was accepted without objection.

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RZ-2001-PR-020 - ROSETTA BROOKS - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 3.06 du/ac and waivers of open space and minimum district size requirements on property located on the N. side of Amanda Pl., approx. 1,400 ft. E. of its intersection w/Cedar La. on approx. 28,502 sq. ft. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 49-1((1))40B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Joseph Brooks, on behalf of the applicant, reaffirmed the affidavit dated March 27, 2001. There were no disclosures by Commission members.

Mr. Charles Burnham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Commissioner Smyth noted that the subject property, part of a neighborhood that had been consolidated and rezoned in 2000, had not been included in the consolidation. She explained that the owner was now requesting that it be rezoned from R-1 to R-5, with the intention of constructing only one additional house, for a total of two dwellings.

Mr. Brooks stated that he was desirous of building a home on the subject property, which had been in his family for forty years, and on which his mother lived. He noted that the existing pool would be removed, the driveway paved and a contribution made to the Fairfax County Housing Trust Fund. He added that a tree save area had been designated and new trees would be planted to assist stormwater drainage.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Leon Shieh, 6508 Anna Maria Court, McLean, stated that he had a contract to purchase a home located to the east of the subject property. He requested that the applicant reconsider the orientation of the home, suggesting that the house face the front of the lot. He also requested that the gutters of the proposed home drain away from the foundation of his house.

In response to a question from Commissioner Smyth, Mr. Burnham said that staff was looking carefully at the issue of stormwater management on the site.

Addressing Mr. Shieh's concern about the orientation of the house, Commissioner Smyth said that as long as the required setbacks were met, the applicant could situate the house on the lot as he wished.

Mr. Burnham responded to a question from Commissioner Wilson about the lot lines.

There were no other speakers, therefore Vice Chairman Byers called upon Mr. Brooks for a rebuttal statement. Mr. Brooks had no rebuttal remarks.

The Commission had no further comments or questions and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for action on this item. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-PR-020 CONSISTENT WITH PROFFERS NOW DATED NOVEMBER 27, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE OPEN SPACE REQUIREMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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FDPA-C-220-5 - LLC INTERNATIONAL - Appl. to amend the final development plan for RZ-C-220 to permit a rooftop-mounted telecommunications facility on property located at 1350 Beverly Rd. on approx. 4.27 acres zoned PDH-40, HC, SC & CRD. Tax Map 30-2((1))30B. (Concurrent w/2232-D01-4.) DRANESVILLE DISTRICT.

2232-D01-4 - LLC INTERNATIONAL - Appl. under Sect. 15.2-2232 of the *Code of Virginia* to permit a rooftop-mounted telecommunications facility on property located at 1350 Beverly Rd. on approx. 4.27 acres

zoned PDH-40, HC, SC & CRD. Tax Map 30-2((1))30B. (Concurrent w/FDPA-C-220-5.) DRANESVILLE DISTRICT. JOINT PUBLIC HEARING.

Mr. Gordon Hubley, on behalf of the applicant, reaffirmed the affidavit dated April 20, 2001. There were no disclosures by Commission members.

Commissioner DuBois asked Vice Chairman Byers to ascertain whether there were any speakers present who wished to address this application. Vice Chairman Byers called for speakers, but received no response, therefore, he requested that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner DuBois for action on these items. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-D01-4 SATISFIES THE REQUIREMENT OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-220-5, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Palatiello not present for the vote; Commissioners Kelso, Moon and Murphy absent from the meeting.

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2232-H01-14 - SPRINT PCS - Appl. to construct a telecommunications facility, consisting of an 84-ft. tall monopole (designed to look like a flagpole w/internal antennas) and equipment cabinets, at the Frying Pan Fire Station No. 36 located at 2660 West Ox Rd., Herndon. The proposed monopole will replace an existing 42-ft. tall flagpole on the site. Tax Map 25-1((1)) 18E. HUNTER MILL DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted staff recommended that the Planning Commission find the proposal to be in substantial accord with the provisions of the adopted Comprehensive Plan.

James Michal, Esquire, Jackson and Campbell, PC, stated the proposed stealth monopole was the first of four applications filed by Sprint PCS in various locations throughout the County. He said the monopole would look like a flagpole with no visible antennas or cabling and the equipment cabinet would be located behind a brick wall on the right side of the fire station and be invisible from adjoining properties. He noted that alternative locations had been considered, including Floris Elementary School and Frying Pan Park, but it had been determined that the fire station location would have less visual impact. He explained that Sprint needed this site to provide the necessary coverage and capacity to accommodate the enormous increase in citizen demand and to comply with a request from the federal government that the wireless community give priority to federal emergency officials in the event of a national emergency. He noted that the Virginia Department of Historic Resources had determined that there would be no adverse impact on historic properties in the area as stated in their letter of January 16, 2001. (A copy of this letter is in the date file.) Mr. Michal pointed out that two balloon tests had been conducted, one for staff and one for the community, and that a community meeting had been held at Hunter Mill Supervisor Catherine Hudgins' office. In conclusion, he noted that the proposed facility was in conformance with the Comprehensive Plan and requested favorable consideration.

In response to questions from Vice Chairman Byers, Mr. Michal said that a flag would be flown on the pole and that the pole would have a device to raise and lower it.

Responding to a question from Commissioner Palatiello, Mr. Michal said the application had been amended to clarify the fact that the proposed monopole would not be a replacement for the existing flagpole at Frying Pan Fire Station. Mr. Michal also responded to questions from Commissioner Palatiello about the height of the pole and the possibility of co-location by other carriers.

At Commissioner Wilson's request, Mr. Michal described the levels of coverage in the area and the size and location of the equipment cabinet.

Vice Chairman Byers called the first listed speaker and reiterated the rules for testimony before the Commission.

Ms. Sarah Newman, 13608 Floris Street, Herndon, expressed opposition to the proposed pole. She said the Floris community was a long-established residential community with significant historical connections. She pointed out that the Comprehensive Plan noted that Floris was primarily a residential community and additional commercial development was not recommended. She said an 84 foot pole would be out of character with the community and requested that the application be denied.

Ms. Newman responded to questions from Commissioner Palatiello about her support for a pole of a lower height and about the possibility of placing a pole on property of the Floris United Methodist Church.

Addressing alternative locations, Mr. Michal said the church property was not a suitable location because it would require a taller structure and would most likely require special exception approval. Commissioner Palatiello commented that he was not completely satisfied with the applicant's evaluation of alternative sites.

Captain Michael Neuhard, Assistant Fire Chief for Administration, Fire and Rescue Department, said a flag would be flown on the proposed pole if the community did not object, but it was not intended to be a replacement for the flagpole located in front of the station, which was built in such a way that it was part of the aesthetics of the site.

In response to a question from Commissioner Palatiello, Captain Neuhard said the Fire and Rescue Department did not intend to put antennas or equipment on the proposed pole.

Responding to a question from Vice Chairman Byers, Captain Neuhard briefly described the Department's telecommunications network.

There were no further speakers, comments or questions from the Commission, or closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on this item. (A verbatim excerpt is in the date file.)
(Note: Vice Chairman Byers did not call upon Mr. Michal for a rebuttal statement.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON APPLICATION 2232-H01-14 TO A DATE CERTAIN OF DECEMBER 12, 2001, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENTS.

Commissioners Alcorn and Hall seconded the motion which carried unanimously with Commissioners Kelso, Moon and Murphy absent from the meeting.

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ADJOURNMENT

December 6, 2001

The meeting was adjourned at 9:30 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: April 10, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission